



Town of Halfmoon Planning Board

DECISIONS

March 26, 2018 - 7:00 pm

Planning Board Workshop – Open to the Public – Conference Room – 6:00 pm

Approval of Minutes – March 12, 2018 APPROVED

Public Informational Meeting:

T-Mobile Co-Location, 13 Solar Drive - Site Plan (18.007)

APPROVED. Board approved additional co-location equipment for T-Mobile at the existing telecommunications tower at 13 Solar Drive.

Verizon Wireless - Crescent Co-Location, 15 Rt. 236 - Site Plan (18.018)

APPROVED. Board approved additional co-location equipment for Verizon Wireless at the existing telecommunications tower at 15 Rt. 236.

New Business:

Walmart Sign Remodel, 1549 Route 9 - Sign (18.014)

APPROVED. Board approved the request to amend three existing signs and add one new sign.

Architectural Glass & Metal, 3 Liebich Lane - Sign (18.034)

APPROVED. Board approved the construction of one new sign on the existing building at 3 Liebich Lane.

Halliday Financial, 4 Executive Park Drive - Change of Use/Tenant (18.023)

APPROVED. Board approved the use of 7,500 SF of the existing 9,660 SF building for the operation of a financial services office.

The W Management Group. LLC, 1471 Rt. 9, Suite 213B (Crescent Commons) - Change of Use/Tenant (18.032)

APPROVED. Board approved the use of approximately 400 SF in the existing plaza for a management company of adult care/assisted living facilities.

Lowes Seasonal Storage, 476 Rt. 146 - Change of Use/Tenant (Seasonal) (18.021)

APPROVED. Board approved the annual Change of Use/Tenant request to allow outside seasonal storage and display from March 30, 2018 - September 30, 2018, with a condition that a security bond be held by the Town pending completion of road striping and replacement of a STOP sign by May 1, 2018.

Halfmoon Petroleum, 1493 Rt. 9 - Change of Use/Tenant (18.033)

APPROVED. Board approved the renewal of the Change of Use/Tenant request, with a condition that a security bond be held by the Town pending removal of the existing pylon sign by June 30, 2018.

Keystone Novelties, 1516 Rt. 9 - Change of Use/Tenant & Sign (Fireworks) (18.039 & 18.040)

APPROVED. Board approved the set up and temporary tent sale of legalized fireworks from June 22, 2018 - July 5, 2018.

Mother Teresa Academy, 1 Executive Park Dr. - Change of Use/Tenant & Sign (18.042 & 18.043)

APPROVED. Board approved the use of the existing 8,000 SF building for a private childcare/school facility.

Mama's Express Family Pizza, 77 Dunsbach Road - Site Plan (18.024)

APPROVED. Board approved the amended site plan to allow an outdoor patio for use by customers.

25 Route 146 Duplex, 25 Route 146 - Site Plan (18.044)

DENIED. Board denied the site plan to convert the existing single family home to a two family home/duplex, based upon it constituting an expansion of a pre-existing residential use in a non-residential zone.

Sprint/DO Macro Upgrade, 7 Vosburgh Road - Site Plan (Co-Location) (18.019)

APPROVED. Board approved additional co-location equipment for Sprint at the existing telecommunications tower at 7 Vosburgh Road.

Sprint/DO Macro Upgrade, 47 Clamsteam Road - Site Plan (Co-Location) (18.035)
TABLED. The applicant failed to appear.

Old Business:

Halfmoon Self Storage, Rt. 146 & Farm to Market Road - PDD Recommendation (17.170)
POSITIVE RECOMMENDATION. Board issued a Positive Recommendation for the proposed PDD to allow warehouse and self-storage facilities, with comments/suggestions related to clarification of the allowed uses in the warehouse portion of the project.

American Promotional LLC, 1549 Rt. 9 (Walmart) - Change of Use/Tenant & Sign (Fireworks) (18.027 & 18.028)
APPROVED. Board approved the set-up and temporary tent sale of legalized fireworks from June 18, 2018 - July 5, 2018.

Walmart Seasonal Outside Storage, 1549 Rt. 9 - Change of Use/Tenant (Seasonal) (18.031)
APPROVED. Board approved the annual Change of Use/Tenant request to allow outside seasonal storage and display from March 1, 2018 - August 1, 2018.

The Next Planning Board Meeting will be Monday, April 9, 2018